

WILLARD CITY CORPORATION PC01715

DATE: September 17, 2015
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioners: Sidney Bodily, Gary Hart, Chandler Bingham, John
Seamons
Bryce Wheelwright - City Planner (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Leslie Meyer, Michelle Mund City Council member (non-voting
member)
CITIZENS: See attached sheet

1. **Prayer** – Chandler Bingham
2. **Pledge of Allegiance** conducted by Gary Hart
3. **General Public Comment (Input for items not on the agenda)**

4 Public Hearing

To take public comments on the proposed Wells Aggregate Facility Temporary Conditional Use Permit Change for Parcel#02-045-0005 for the Addition of a Concrete Batch Plant and Extended Use Hours located in the southeast corner of the Granite Construction Gravel Pit located at approximately 750 North and 300 East

Chairperson Ross asked for a motion to open the public hearing.

A motion was made by Commissioner Bodily to open the public hearing at 6:35 p.m. The motion was seconded by Commissioner Bingham. The motion carried.

Chairperson Ross asked Mark Greenwood with Granite Construction to give an overview of the project.

Mark Greenwood stated they are applying for a Conditional Use Permit to open a batch plant to supply cement for the upcoming I-15 expansion project that will run from Smith and Edwards northwards to Brigham City. The plant will be located in the north end of the William Arnell Aggregate Facility the mining in the area has been finished so they would not be taking any material from that area. The excavation will be to the south. They are wanting to put in a bid on the project so this is why they are requesting a batch plant. The project is expected to run through December of 2017 but felt the project may be completed before then. They are wanting to extend the hours of operation from 6:00 a.m. to 8:00 p.m. but there will be peak times when it will run 24 hours a day. He asked those present at the meeting for any comments or suggestions.

Thayne Tagge – stated he owns the old Wesley Perry property and asked if they would be accessing the pit from the road by the waterfall. Mr. Greenwood stated they would be accessing the pit from the 750 North road and will not be going north and south along Hwy 89. Mr. Tagge asked about dust control. Mr. Greenwood stated they would have a water truck going 24/7. Mr. Tagge stated with the last project he lost an older orchard because of the dust. When the dust gets on the trees it causes a problem with mites and stated he has invested a lot of money into the orchard and cannot afford to lose another orchard. Mr. Greenwood stated they would need to look into the best dust prohibiting product to keep the dust down. Mr. Tagge stated individuals

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buy with their eyes and having dust on the fruit causes them to move to the next fruit stand. He will be monitoring the project full time and they will hold them liable for any damage. Mr. Greenwood asked Mr. Tagge to put his personnel cell phone number into his phone and if there are any problem to give him a call.

Mike Grimes – property owner at 750 North asked if the trucks would be running down 750 North to the freeway and then running back down Hwy 89. Mr. Greenwood stated they would be accessing I-15 from 750 North and there would be no truck traffic along Hwy 89 and the only additional traffic will be the cement trucks crossing the road.

Blake Crouch – 680 North Main asked for clarification on additional truck traffic on Hwy 89. Mr. Greenwood stated there would be no additional truck traffic from Granite on Hwy 89. He did say the truck count would go down because they thought they would have aggregate trucks bringing in product but they found there is enough at the site to complete the project.

Pat Bender – 730 North Main – asked about putting a light in at 750 North and reducing the speed limit to 45 mph. With the speed being 55 mph and trucks trying to cross the hwy. there needed to be a reduction in speed or flashing lights or some way to get drivers attention. Mr. Greenwood they are planning to put flashing lights both north and south saying trucks crossing road. He would need to talk to UDOT about reducing the speed limit. She also asked about them using Willard City water. Mr. Greenwood stated water usage is not part of the Conditional Use Permit and would be up to Willard City if they want to sell them water and have been working with Willard City's Engineer on where the best location would be to pull the water from. They will not pull so much water that it reduces the water for the city.

Mike Grimes – 740 North Main – felt that Willard should have continued the 45 mph speed limit on mile more to the north to keep the speed lower when approaching that intersection. He does not want to see the traffic stop and felt the truck drivers were smart enough to get across the road. He felt we need to put the responsibility on drivers to slow down and watch for trucks crossing the road. He did not want to see traffic stopped along Hwy 89 felt drivers needed to hang up their phone and pay attention. He felt flashing lights would work if drivers are paying attention.

Alex Dubovic – 349 South 300 East – asked with the usage of 100,000 gallons of water would there be a water reserve level that we would not fall below. If we have a warmer/drier summer is there a time we will tell Granite they cannot use any more water. He said with the discussion on traffic for Willard Bay and the Fruit stands there needed to be discussion held on the impact this project may have and any mitigation that would need to take place. Residential noise and the impact it would have on those living close to the project being able to sleep during peak times. He asked about the Tour of Utah that just came through the area and would an event like this still be able to take place. What about when the air quality gets into the red zone and we have 250 trucks running a day would there be discussion about slowing down or just continue with bad air quality. Mr. Greenwood talked to the City Engineer and they would be pulling approx. 20 gallons per minute and said one of the sources they looked at pulls about 900 gallons per minute and there are 3 other sources of water and what they pull out would be small compared to what the city has available and a lot of that goes into the creek and it would be an opportunity to purchase that water. It would only be one (1) summers worth of water and they would make sure the city would not be effected. If they are not allowed to purchase water they would not be able to bid on the project. As far as the orchards Granite owns the property to the west and they are going to treat it as a buffer zone and they would like to turn it into green space and make it into an orchard and if anyone in Willard would like to put in an orchard contact him. The Tour of Utah goes past their facility at the mouth of Big Cottonwood Canyon and they swept the road three (3) times a day regardless of what is going on and to make sure the road is kept clean. He felt this is something that could be done with this project.

Pat Bender – 730 North Main – asked if Willard City was going to profit from this project. Mr. Greenwood stated yes. He has talked with some of the City Council and the Mayor about how

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they would like to see the gravel pit look. They would like them to move the pit and keep excavating all the way to the cliff wall so it does not look less like a gravel pit and more like a cliff wall. Willard City currently owns that property and if approved they would mine the product and the royalties would go to the city along with the purchasing of the water.

Arnell Wells – stated his name is on the lease and what Mr. Greenwood is saying is true and is nothing to do with this project. He stated as far as dust control he has been to the gravel pit and talked to Josh and if there is any more dust he would close the gate. He has to the gravel pit several times and they have been watering the dust down and with his name on the permit he will make sure there is dust control. He voiced concerns about the traffic that will be on the highway when the project starts and stated to have UDOT say it is not going to affect Willard is not true.

Blake Crouch is in favor of a reduction of the speed limit along the highway. He also voiced concerns about engine noise from the trucks coming off the hill. He would like to see Willard City have an ordinance not allowing engine brakes. He asked about water and with the expansion of Willard Bay what is the effect going to be. Mr. Greenwood was not sure about the expansion of Willard Bay.

Thayne Tagge asked if there was a dust control program they could look at. Mr. Greenwood stated yes he could go to the DAQ website and look under current permits.

Alex Dubovic asked once the project is over will the batch plant be done and will the mining continue. Mr. Greenwood stated the mining would continue and if there was a demand for a batch plant they would come in and apply for another permit.

Pat Bender asked how many years they will continue mining. Mr. Greenwood stated he was not sure but it would be awhile.

Thayne Tagge asked what percentage of the permit was mined. Mr. Greenwood stated if they move into the Willard City area it would be about 10 years left. Arnell Wells stated there is about 50% of the Wells pit left with Parsons owning a portion.

City Planner Wheelwright received a call from Fred Barker who is also a farmer who also voiced concerns about the dust. He is not opposed to the Batch Plant but wants some dust control measures put in place. He also asked about reclamation and if we could require them to plant vegetation to help control the dust. Mr. Greenwood stated with all the dust generated from the project is control measures are done correctly does not emit a lot of dust. They use a bag filter to move they keep the stock piles watered down. The increase in dust would come from the haul road and asked that when conditions are applied they are referring to the haul road.

Pat Bender stated the Haul Road is in really bad shape. She also said when the citizens were before the City Council on shutting down a proposed gravel pit and now we have an individual who is asking to mine we now have a gravel pit. Mr. Greenwood stated the request is just for the Batch Plant and if they decide to pursue the gravel pit they would need to come back with a request and another meeting would need to be held. Arnell Wells stated they have not been approached with a request.

Thayne Tagge stated the only time they felt there was a problem was when they were doing the I-15 project and were stirring up the dust in the gravel pit and asked if there could be some policies put in place to keep the ground stable and protected and do some type of reclamation.

Mr. Greenwood stated reclamation is covered in the lease agreement that Granite currently has. The loaders that move the product take a path they consider a haul road and they would do dust management with some type of an oil product and that takes the dust down to zero but there are certain areas that when a wind storm comes up they may need to put a plan in place.

Mike Grimes stated they could put magnesium chromite on the road to keep the dust down.

Arnell Wells said if that gets into the product you are not allowed to use it and could only be used on the haul road.

Jim Sieweine 349 South 300 East asked if the city would profit from the yardage. Mr. Greenwood stated he was not sure what the percentage would be. Mr. Sieweine asked what size of truck they would be using. Mr. Greenwood stated it would most likely be a 12 yard truck. Mr. Sieweine asked what the impact would be to 750 North. Mr. Greenwood was not sure what impact it would have but stated on other projects they have taken video of the road.

Alex Dubovik asked how they know when they have exceeded their max limit and shut them down. Mr. Greenwood said you can go to the DAQ website and they would have all the information. He explained opacity certification and stated all employees are opacity certified.

Jim Sieweine said it usually takes about ½ hour to fill a truck so trucks would have 20 minute intervals between trucks.

City Planner Wheelwright asked Mr. Greenwood to explain their peak production. Mr. Greenwood stated they would have 10-15 peak days where they will be running at peak capacity that they would be using the 100,000 gallons of water per day and they will have 15-20 peak days that they will not be at full capacity. It was asked when the project would start. It was stated the project has not gone out to bid yet but depending on the winter weather was warn they could start as early as April.

Jeff Bennett – 660 North Main asked if peak meant 24/7. Mr. Greenwood stated yes. Mr. Bennett stated on the weekends there is a lot of traffic and felt with the addition of large trucks speed would be a big issue. He also said with the increase in traffic a trucks waiting to get on the road and not being able to we could see an increase in traffic accidents. Mr. Greenwood said he had talked to the UDOT representative and they felt it would be easier to get a permanent light that it would be to get a temporary light and getting it would be about a 10% chance of getting a light. Mr. Bennett asked about a 4 way stop. It was stated again it would need to be addressed through UDOT and they would be putting in as much signage as possible and becoming very proactive with the issues.

Mike Grimes felt if you put a light in there would be more accidents and said lower the speed limit.

Jim Sieweine asked about the use of flaggers. Mr. Greenwood felt that because of the higher speeds along the highway putting in flaggers may cause more of an issue. He did say they would meet the letter of the law.

Chairperson Ross asked for any additional questions or concerns and asked for a motion to close the public hearing.

A motion was made by Commissioner Bingham to close the public hearing at 7:15 p.m. The motion was seconded by Commissioner Seamons seconded the motion. The motion carried.

5. Discussion Items

a. Discussion on the Wells Aggregate Facility Temporary Conditional Use Permit Change for Parcel#02-045-0005 for the Addition of a Concrete Batch Plant and Extended Use Hours located in the southeast corner of the Granite Construction Gravel Pit located at approximately 750 North and 300 East

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Commissioner Bodily felt the dust from the wind blowing and not the vehicles would be the biggest issue and was not sure how you can control it.

Commissioner Seamons asked if the reclamation could start sooner rather than later and asked if he would come back with some information on what can be done. He suggested putting in grass up the slopes. Mr. Greenwood was told they have done this several times and nothing has worked. Arnell Wells stated the property Granite currently runs was hydro-seeded but UDOT let them cut the bank too steep so everything ran off and stated with their permit they are not allowed to leave a bank that steep. Commissioner Seamons stated there has to be a reclamation plan. Mr. Greenwood said he would look into it and get back with City Planner Wheelwright.

Commissioner Bingham also felt dust and traffic control would be the biggest issue. The Batch Plant generally does not create a lot of dust and said the dust on the roads is easy to control. He knew traffic is going to be an issue but was not sure how to control it. Commissioner Bodily stated that would be a UDOT issue. Mr. Greenwood stated when they looked at the project Willard was in the middle of the project and felt it would be a good place to have a batch plant. If the project is awarded to another company it could force more truck traffic to Hwy 89.

Commissioner Seamons had concerns about the issue with UDOT saying there is a 10% chance of getting a traffic control device and asked how many people have to be killed before something is done. Mr. Greenwood stated UDOT goes with a traffic count. The city can ask UDOT to do a traffic control study and they would make a determination. Mr. Grimes stated there has been studies done in front of his place and he has talked to them and was told there would never be a light put in. City Planner Wheelwright stated he has talked to UDOT about the issues and they have not been receptive to changing anything and again stated it is a UDOT issue and not a Willard City issue.

Commissioner Seamons left at 7:25 p.m.

Commissioner Hart felt all the issues and concerns have been covered.

Chairperson Ross asked about jake brakes. Pat Bender said she has talked to the mayor and the city and was told because there are so many gravel pits in Willard they are not allowed to put up no jake brakes allowed signs. There was a discussion held on jake brakes. He also felt that safety on the highway is the biggest issue and if Granite can satisfy the concerns from the citizens there should not be a problem. Chairperson Ross asked for a motion to forward to the City Council.

A motion was made by Commissioner Bingham to forward to the City Council with the conditions that traffic, dust including the haul road be addressed by Granite. The motion was seconded by Commissioner Bodily. The motion carried.

6. Approval of Minutes

The minutes of the September 3, 2015 Planning Commission meeting were reviewed. A motion was made by Commissioner Hart to approve the above minutes as amended with typographical errors. The motion was seconded by Commissioner Bingham. The motion carried.

7 Commissioner Comments/Staff Comments

City Planner Wheelwright reported on upcoming agenda items – public hearing for Future Land Use Map on October 15th, Jared Erickson Re-zone request October 1st. Commissioner Bodily asked about the activity at the Shack and are they supposed to be living in the mobile home. City Planner Wheelwright stated he would look into the matter.

8. **Adjourn**

A motion was made by Commissioner Bodily to adjourn the September 17, 2015 Planning Commission meeting. The motion was seconded by Commissioner Hart. The motion carried. The meeting adjourned at 7:50 p.m.

Minutes were read individually and approved on _____

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker